



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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DATE: January 29, 2010
TO: Planning Commission
FROM: Zoning Committee
SUBJECT: Results of January 28, 2010 Zoning Committee Hearing

OLD BUSINESS

1. **Greg Brendemuehl (09-424-870)**
Re-establishment of nonconforming use as a 4-plex

Address: 267 Front Ave
between Matilda & Galtier

District Comment: District 6 recommended approval with conditions

Support: 1 person spoke, 2 letters

Opposition: 1 person spoke, 0 letters

Hearing: Hearing is closed

Motion: Approval with conditions for 3 units

<u>Recommendation</u>	
<u>Staff</u>	<u>Committee</u>
Approval with conditions for 2 units	Approval with conditions for 3 units (8 - 0)

2. **Walgreens (Ford Parkway) #2 (10-015-042)**

Address: 2101 Ford Pkwy

District Comment: District 15 recommended approval with conditions

Support: 3 people spoke, 1 letter

Opposition: 2 people spoke, 3 letters

Hearing: Hearing is closed

Motion: Approval with conditions

<u>Recommendation</u>	
<u>Staff</u>	<u>Committee</u>
Approval with conditions	Approval with conditions (6 - 3) (Commers, Gordon, Margulies)

NEW BUSINESS

3. **Tou Yang (10-005-258)**
Re-establishment of legal nonconforming use as a duplex

Address: 1224 Kennard St
between Orange and Maryland

District Comment: District 2 recommended approval

Support: 0 people spoke, 0 letters

Opposition: 0 people spoke, 0 letters

Hearing: Hearing is closed

Motion: Approval with conditions

<u>Staff</u>	<u>Recommendation</u>	<u>Committee</u>
Approval with conditions		Approval with conditions (7 - 0)

4. **Jinsil Hwang (10-005-510)**
Re-establishment of nonconforming use as a duplex

Address: 1204 Pacific St
SW corner at Griffith

District Comment: District 4 recommended approval

Support: 0 people spoke, 1 letter

Opposition: 0 people spoke, 0 letters

Hearing: Hearing is closed

Motion: Approval with conditions

<u>Staff</u>	<u>Recommendation</u>	<u>Committee</u>
Approval with conditions		Approval with conditions (7 - 0)

5. **Kringle Nelson Holdings (09-425-394)**
Change of nonconforming use from mixed residential/commercial (1 commercial unit and 4 residential units) to 5 residential units

Address: 1041 Osceola Ave
NW corner at Oxford

District Comment: District 16 recommended approval

Support: 0 people spoke, 0 letters

Opposition: 0 people spoke, 0 letters

Hearing: Hearing is closed

Motion: Approval with conditions

<u>Staff</u>	<u>Recommendation</u>	<u>Committee</u>
Approval with conditions		Approval with conditions (7 - 0)

		<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
6.	<p>Charles Brost (10-004-695)</p> <p>Change of nonconforming use to add outdoor auto sales to existing nonconforming auto repair business</p> <p>Address: 1200 7th St W NE corner at Tuscarora</p> <p>District Comment: District 9 recommended denial</p> <p>Support: 0 people spoke, 0 letters</p> <p>Opposition: 0 people spoke, 2 letters</p> <p>Hearing: Hearing is closed</p> <p>Motion: Approval with conditions</p>	Approval with conditions	Approval with conditions (7 - 1) (Kramer)
		<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
7.	<p>New Harmony Assisted Living (10-003-232)</p> <p>Rezoning from R4 One-Family Residential to RM2 Multiple Family Residential</p> <p>Address: 130 Rose Ave E</p> <p>District Comment: District 6 recommended approval</p> <p>Support: 0 people spoke, 1 letter</p> <p>Opposition: 0 people spoke, 0 letters</p> <p>Hearing: Hearing is closed</p> <p>Motion: Approval with conditions</p>	Approval	Approval (6 - 0 - 1) (Margulies)
		<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
8.	<p>New Harmony Assisted Living (2) (10-003-240)</p> <p>Conditional use permit for an assisted living facility in a RM2 Medium Density Multiple Family Residential district; variances to permit 48 units in lieu of 25 units permitted in RM2 district, parking in a required yard, and driveway within 25 feet of a R4 zone</p> <p>Address: 130 Rose Ave E</p> <p>District Comment: District 6 recommended approval</p> <p>Support: 0 people spoke, 1 letter</p> <p>Opposition: 0 people spoke, 0 letters</p> <p>Hearing: Hearing is closed</p> <p>Motion: Approval of conditional use permit, denial of variances</p>	Approval of CUP with conditions, denial of variances	Approval of CUP with conditions, denial of variances (6 - 0 - 1) (Margulies)

9.

**Metropolitan Council Env. Svs. Pigs Eye forcemain (2)
(10-004-005)**

<u>Recommendation</u>	
<u>Staff</u>	<u>Committee</u>
Approval with conditions	Approval with conditions (6 - 0)

Conditional use permit for forcemain (sewer) construction in the river corridor, with variances of a number of river corridor standards

Address: Property lying west of Pigs Eye Lake, east of Mississippi River, south of St. Paul sewage treatment plant

District Comment: District 1 recommended approval with conditions

Support: 0 people spoke, 1 letter

Opposition: 0 people spoke, 0 letters

Hearing: Hearing is closed

Motion: Approval with conditions